



PLANNING AND ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	02-23-12	AGENDA REQUEST NO:	VI-A
INITIATED BY:	LISA KOCICH-MEYER, AICP PRINCIPAL PLANNER <i>ken</i>	RESPONSIBLE DEPARTMENT:	PLANNING & ENVIRONMENTAL SERVICES
PRESENTED BY:	LISA KOCICH-MEYER	DIRECTOR:	PATRICK WALSH, P.E. TRANSPORTATION & LONG-RANGE PLANNING <i>Pmw</i>
		ADDITIONAL APPROVAL(S):	ROBERT VALENZUELA, P.E. <i>RV</i> ASSISTANT CITY ENGINEER
SUBJECT / PROCEEDING:	IMPERIAL / TRACT 3 GENERAL PLAN AMENDMENT NO. 1 CONSIDERATION AND ACTION		
EXHIBITS:	ANALYSIS, APPROVED 2007 GENERAL PLAN, PROPOSED GENERAL PLAN AMENDMENT, MAJOR ROADWAY LAYOUT FROM COUNCIL APPROVED REDEVELOPMENT AGREEMENT, APPLICATION		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING & ENVIRONMENTAL SERVICES:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
RECOMMENDED ACTION			
Recommendation of Approval to the Mayor and City Council for the Imperial General Plan, Amendment No. 1 (revised in 2012) with the following condition: <ul style="list-style-type: none">Extend the arrow from SH 6 indicating park access to the parkland area north of Oyster Creek			
EXECUTIVE SUMMARY			
<p>The applicant, Johnson Development, on behalf of Cherokee Investments and the State of Texas General Land Office, has submitted a General Plan Amendment request for the Imperial/Tract 3 property. Since originally submitted at the end of 2010, the Commission has conducted several workshops on the proposed General Plan Amendment during 2011 and early 2012.</p> <ul style="list-style-type: none">February 24, 2011 - Overview of General Plan and PD zoning proposalsSeptember 13, 2011 - Traffic and CirculationOctober 11, 2011 - Multi-family componentsOctober 27, 2011 - Land Uses, development standards, and key guiding documentsJanuary 26, 2012 – Review of Planning & Zoning Commission Public Hearing Discussion & Direction			

The Planning and Zoning Commission held a Public Hearing on December 13, 2011 on the proposed Imperial/Tract 3 General Plan Amendment and Planned Development (PD) zoning requests. In total, 37 members of the public spoke during the Public Hearing expressing a variety of comments ranging from concern to support for the proposals. In addition to the public's comments, the Commission requested additional information and clarification from staff and the applicant on a number of items. As noted above, after the Public Hearing, a follow up workshop was held with Planning & Zoning Commission on January 26, 2012. The purpose of the workshop was to allow the applicant to review their responses to Commission's comments and requests provided at the Public Hearing and to give the Commission the opportunity to provide additional feedback. The Commission did not have any additional direction or requests specific to the General Plan Amendment at the January 26th workshop meeting.

The General Plan Amendment request is being considered separately from the Planned Development (PD) zoning request as they have been submitted as two individual applications. It should be noted however, that any approvals of this General Plan Amendment do not permit any development by the applicant until Final Development Plan(s) have been approved for the property, with the exception of the 25.8 acre tract located at the southeast corner of the intersection of State Highway 6 and Voss Road. This property is zoned General Business (B-2) and is not included in the PD zoning application. Additionally, as a General Plan establishes the basis for future zoning, the PD zoning as currently requested cannot be approved prior to the General Plan Amendment No. 1.

The attached report provides a review and analysis of the proposed General Plan Amendment No. 1. Supplemental TIA information has been provided regarding the Level of Service projected in the TIA for the intersection of Brooks Street and Hwy. 90A. If the Commission determines the mitigation measures required to provide a LOS C for the intersection of Brooks Street and Hwy 90A are appropriate, the Commission may include those TIA mitigation measures as a condition of their recommendation of the General Plan Amendment.

File No. 14320

Cc: Shay Shafie, Johnson Development shays@johnsondev.com
Stan Winter, TBG, Inc; stan.winter@tbg-inc.com

EXHIBITS

Changes to the General Plan Amendment No. 1

There have been three (3) changes to the proposed General Plan since the Public Hearing as a result of Planning & Zoning Commission and staff direction. These changes include:

- Showing access off of Highway 6 to the Open Space/ Park/ Nature Preserve area north of Oyster Creek. While final location will be determined when Final Development Plans are approved for the area, showing access off of Highway 6 creates awareness and reinforces the need for future access to the northern area.
- Including a Park detail inset to further define the public parkland dedication for the extension of the City park – Mayfield Park, on the north side of Historic District 1.

- Adding clarification that Multi-family is not a permitted land use in Historic District 2. Since the Historic District 2 is shown as Mixed Use (Residential/Retail), it is important to clarify at the General Plan stage that multi-family is not a permitted land use in the mixed use category for the Historic District 2. This is further reinforced in the PD zoning.

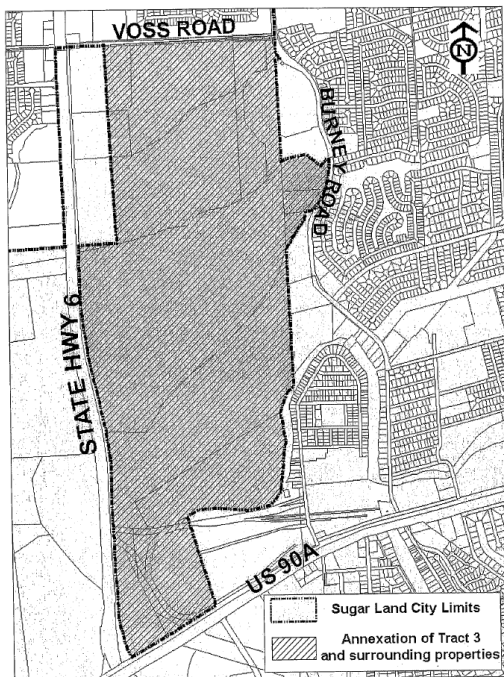
ANALYSIS

Background Information-

Annexation, Conversion from State Prison Property, 2007 General Plan, and Redevelopment Agreement

The property of Tract 3, including existing Kempner High School and other adjacent tracts was formally annexed into the City of Sugar Land corporate limits on March 15, 2005 with the passage of Ordinance No. 1485. The majority of the property contained within the proposed rezoning request was originally part of the State of Texas prison farm system (Tract 3), while areas that were owned by the Imperial Sugar Company were already located within the City limits. Both the Tract 3 area and the Imperial Sugar Company property were subsequently included in the Imperial General Plan approved in 2007 by City Council. Cherokee and the State of Texas General Land Office (GLO) currently co-own all of the property contained within the General Plan amendment.

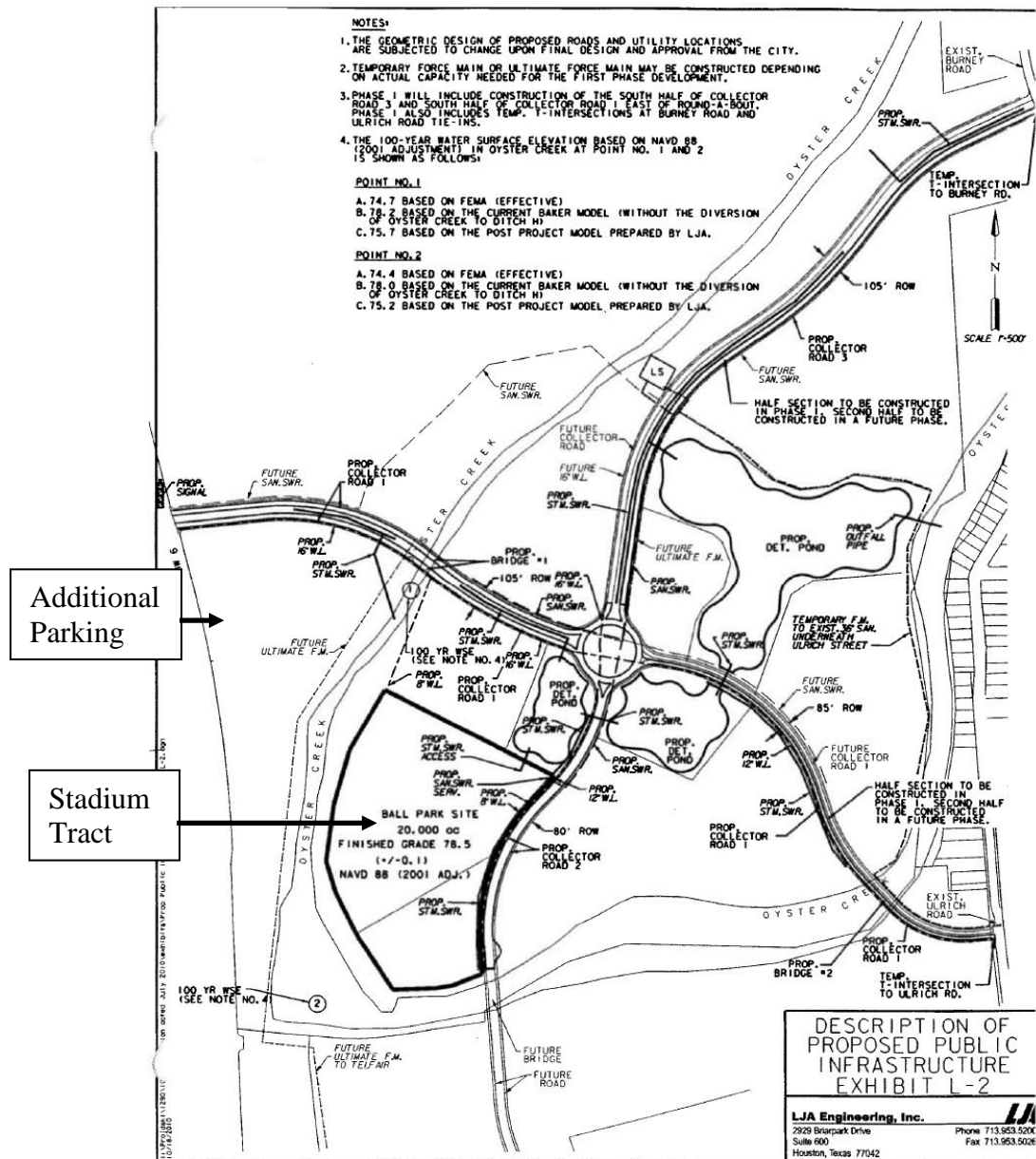
Annexation Map Excerpt from Ordinance 1485 (2005)



Also approved in 2007, the Imperial Redevelopment Agreement set up a framework to guide redevelopment expectations. This agreement between the City and Cherokee contains important provisions such as thresholds for reimbursements from the Imperial Redevelopment District, preservation of certain historic Imperial Sugar Company structures, and baseline terms for recommending a PD for approval. The approved General Plan is an exhibit to the Redevelopment Agreement and any subsequent General Plan amendments are an exhibit to the Imperial Redevelopment Agreement.

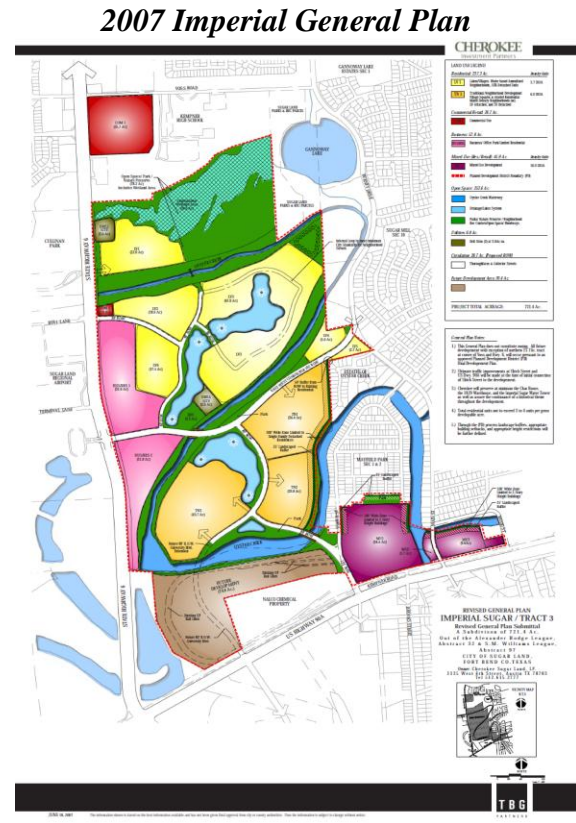
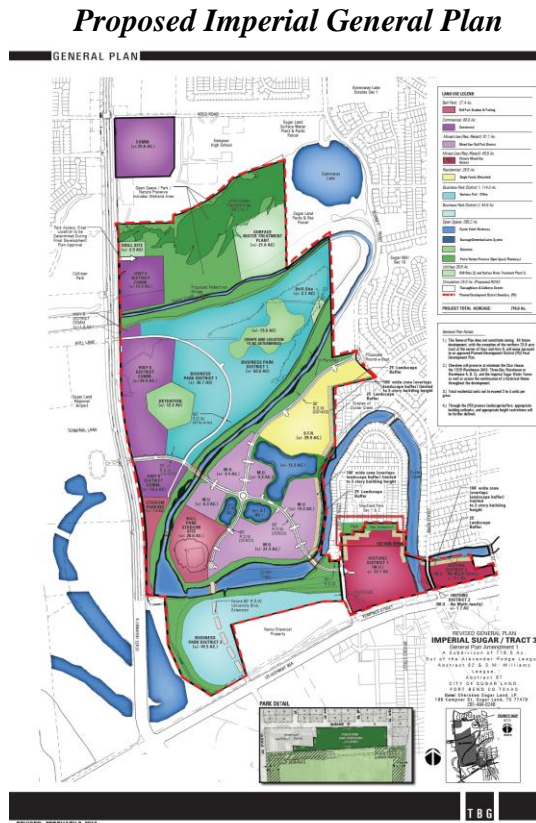
In 2010, an amendment to the Imperial Redevelopment Agreement was approved by City Council. The amendment included agreed upon terms for the conveyance of property for the baseball stadium and parking, the obligations for each party regarding construction of public infrastructure and parking, and the use of tax increment financing through TIRZ No. 3 to provide reimbursements for such improvements. The major roadways serving the property and specific cross-sections were approved as part of the public infrastructure obligations outlined in the amendment. The major roadway layout as shown on the proposed General Plan Amendment No. 1 is consistent with the public infrastructure approved in the Agreement amendment (excerpt of agreement exhibit provided below).

Major Roadway Layouts (with callouts) - Exhibit from Redevelopment Agreement:



General Plan Revision Proposed
(Submitted November 2010 & Revised in 2011)

The proposed General Plan Amendment No. 1 for the Imperial/Tract 3 property is presented below. The proposed General Plan shows the location of general land use categories, the main circulation/road system to serve the property, and key buffer areas along Oyster Creek and the Historic District. As stated, this General Plan is a requested amendment to the Imperial/Tract 3 General Plan approved on June 26, 2007 as shown on the right (report contains larger copies attached).



The City classifies amendments to General Plans as either Major Amendments or Minor Amendments depending on the scope of the changes being proposed. The amendment being proposed is considered a Major Amendment due to the changes in land uses and some circulation within the property.

Key areas of proposed change for General Plan Amendment No. 1 are as follows:

- Land Use re-allocations from single family to business park in north central area
- Elimination of the possibility of residential north of the upper bend of Oyster Creek and along Hwy. 6 (now shown as commercial and open space)
- Multi-family is a proposed use in the Ballpark District (Tract B) and Historic District 1 only and no specific minimum or maximum number of units is being set with the proposed General Plan- Unit numbers and development regulations to be determined through PD zoning

- The identification of future uses for the area north of the Nalco property as Business Park 2, instead of being labeled as Future Development.
- Siting of the City of Sugar Land Baseball Park Facility and related parking in the central and western area of the tract
- The streets shown on the proposed General Plan amendment have the same connection point at the perimeter of the development but adjustments have been made to right-of-way widths and alignment, in accordance to the Council-approved Imperial Redevelopment Agreement Amendment (2010)
- Addition of a 25' landscape buffer on north side of the Estates of Oyster Creek subdivision.

Standard of Review:

The City of Sugar Land Subdivision Regulations lay out the standard of review and intent for General Land Plans as follows in Chapter Five, Section 5-9A of the Development Code:

“A land plan (general, master plan, concept plan) shall be submitted to the administrative officer for review by the commission and the city council, for approval of the concept, prior to or in conjunction with the submittal of any preliminary or final plat, except as noted below, for any tract of land over fifty (50) acres in size proposed for residential use or any parcel proposed for nonresidential use over thirty (30) acres. The purpose of the land plan is to allow the commission and city council to review the proposed major thoroughfare and collector street patterns, land use, environmental issues, conformance to the comprehensive plan, and the property’s relationship to adjoining subdivisions or properties.”

The Comprehensive Plan:

Chapter 5, Goals, Objectives, and Strategies

The following goals from Chapter 5 of the Comprehensive Plan for the City of Sugar Land were used to evaluate the currently adopted Imperial General Plan during the review process prior to approval in 2007. Therefore, in order to ensure development that is best in line with the Comprehensive Plan, the current proposed changes to the Imperial General Plan were revisited in the review of this request and are listed below:

Goal One / Safe and Beautiful City:

Preserve and enhance a beautiful city that is clean, safe, and aesthetically pleasing; a city that will foster pride and appeal to our citizens, corporate community, and visitors.

Goal Two / Economically Sustainable City:

Promote a vibrant, diversified economy that enhances the quality of services while maintaining a competitive tax rate.

Goal Three / Effective Land Use:

Achieve a balanced and orderly use of land that will preserve and enhance the quality of life within Sugar Land while developing a diverse and sustainable city.

Goal Four / Redevelopment:

Promote redevelopment in harmony with the surrounding community.

Goal Five / Transportation and Mobility:

Provide a multi-modal transportation system that economically accommodates the convenient, efficient, and safe movement of people and goods while working to maintain neighborhood integrity.

Goal Six / Infrastructure:

Provide and maintain quality infrastructure and facilities that ensure high levels of service while accommodating growth

Goal Nine / Parks, Recreation, Leisure, and Open Space:

Provide a park system that meets the total recreation and leisure needs of the community. Identify, protect, and preserve open spaces and critical natural areas.

Goal Eleven / Historic Preservation:

Preserve, protect, and enhance natural, historical, cultural, and architectural features.

Goal Thirteen / Planning for the Future:

Continue to refine and expand the vision of Sugar Land as a dynamic guide for the future.

The Goals of Chapter 5 of the Comprehensive Plan listed above provide the framework for decision making. The proposed General Plan amendment is being weighed against these goals and other key guiding documents.

Vision 2025

Since the adoption of the Comprehensive Plan in 2005, the City Council has developed and adopted by resolution Vision 2025. Vision 2025 is a vision statement for the future and contains 11 value-based principles that highlight key areas of importance for the City's future. Since Vision 2025 is serving as the basis for an update (currently underway) to the Comprehensive Plan, it is important to review the proposed amendment against the principles and goals of it as well. Overall, the proposed development should help the City to achieve its vision. Upon review, the proposed development addresses all of the principles listed in Vision 2025 below.

Principle A – Safe Community

Principle B – Beautiful Community

Principle C – Inclusive Community

Principle D – Environmentally Responsible Community

Principle E – Destination Activity Centers*

Principle F – Great Neighborhoods

Principle G – Superior Mobility

Principle H – Outstanding Cultural Arts, Educational, and Recreational Opportunities

Principle I – Regional Business Center of Excellence

Principle J – Balanced Development and Redevelopment

Principle K - Community Pride in Sugar Land

Specifically, Principle E – Destination Activity Centers recognizes the Imperial area as a major community focal point and regional destination.

Additionally, staff reviewed the proposed changes and analysis appears to show conformance to key City Master Plans. The development should comply with these master plans and guiding documents to the extent possible:

Land Use Plan

Thoroughfare Plan

Parks and Recreation Master Plan

Hike and Bike Master Plan

Water Master Plan

Wastewater Master Plan

Drainage Master Plan

Redevelopment Agreement (and amendments)

Economic Development Plan

Comprehensive Mobility Plan

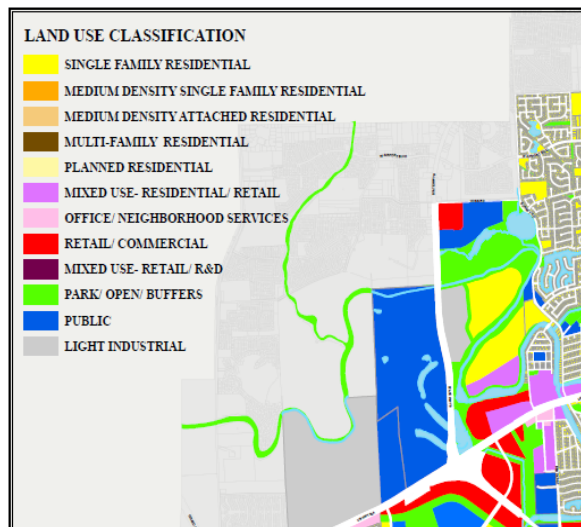
Compliance with the direction and guidance provided in the above documents is further outlined below.

Comprehensive Plan Design Guidelines and Land Use Plan – Chapter 6

When the Planning and Zoning Commission and City Council consider and act on a General Land Plan, the Plan becomes a refinement of the City's Land Use Plan for that acreage. Therefore, the analysis of the proposed amendment to the General Plan for Imperial is based primarily on the 2007 General Plan, rather than the Land Use Plan approved in 2004.

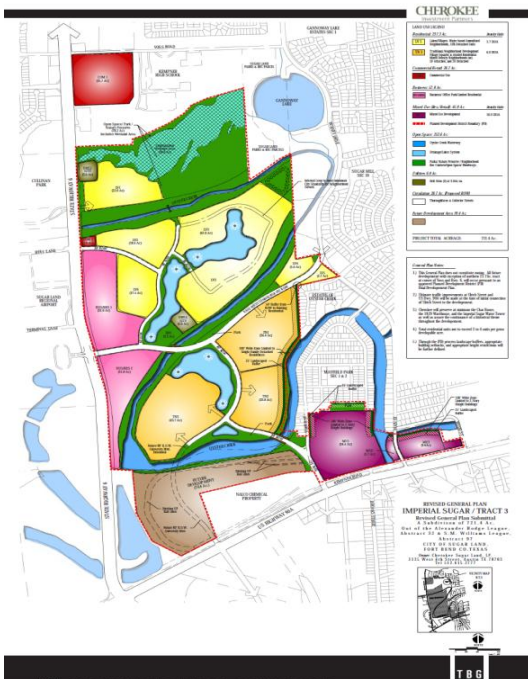
It is important to examine the overall design of the approved Imperial General Plan and the proposed General Plan amendment based on key criteria of Chapter 6 (Land Use Plan) of the Comprehensive Plan. Chapter 6 documents discussions and previous land use decisions regarding the Imperial/Tract 3 area prior to adoption of the Future Land Use Plan in 2004. During the review and approval process for the Land Use Plan in 2004, Planning & Zoning Commission developed a recommendation for the Imperial/Tract 3 area that was ultimately adopted as part of the Future Land Use Plan (excerpt below). The land use scenario included a mix of residential/retail uses on the Imperial site, single-family along Burney Road and Oyster Creek, light industrial land uses along Highway 6, and that more flexible residential uses would only be considered for some areas if processed through a Planned Development (PD) zoning and were beneficial to the community.

2004 Land Use Plan Excerpt:



Since the adoption of the Future Land Use Plan in 2004, the City Council has adopted a General Plan for the Imperial/Tract 3 property in 2007. The approved General Plan was predominantly residential with commercial/retail and business uses along major roads. The approved Plan established two areas where multi-family could be a potential use – Mixed Use area 1 and 2 (which is referred to as Historic District 1 and 2 on the proposed General Plan) and along Highway 6. While the density was established on the 2007 General Plan for the Mixed Use 1 and 2 areas, density was left undetermined for the Highway 6 area.

2007 General Plan:



Comparison

City Council's decision on the location of the ball park stadium (per Resolution 10-46) provided a new vision and outlook for the area. Some of the land use differences between the 2007 approved General Plan and the proposed Amendment No. 1 include:

- A portion of the TN (Traditional Neighborhood) higher density single-family residential area replaced with the Ball Park Stadium site or Mixed Use land use designation
- Single-family residential replaced with Business Park land use
- The Future Development area now designated as Business Park land use

While the land uses requested on the proposed amendment are different from the 2007 General Plan there are also some consistency. Similarities between the 2007 approved General Plan and the proposed Amendment No. 1 include:

- Light industrial and Commercial along Highway 6
- Mixed use for the Imperial site
- Open space and buffers along Oyster Creek

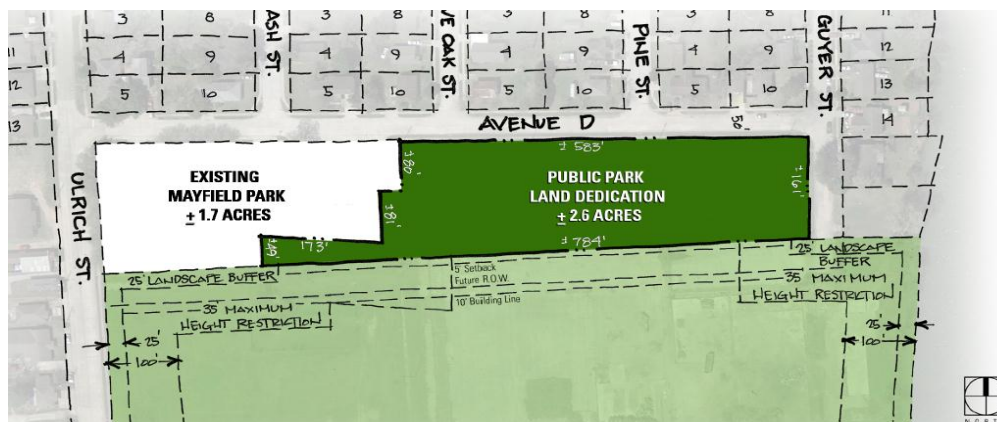
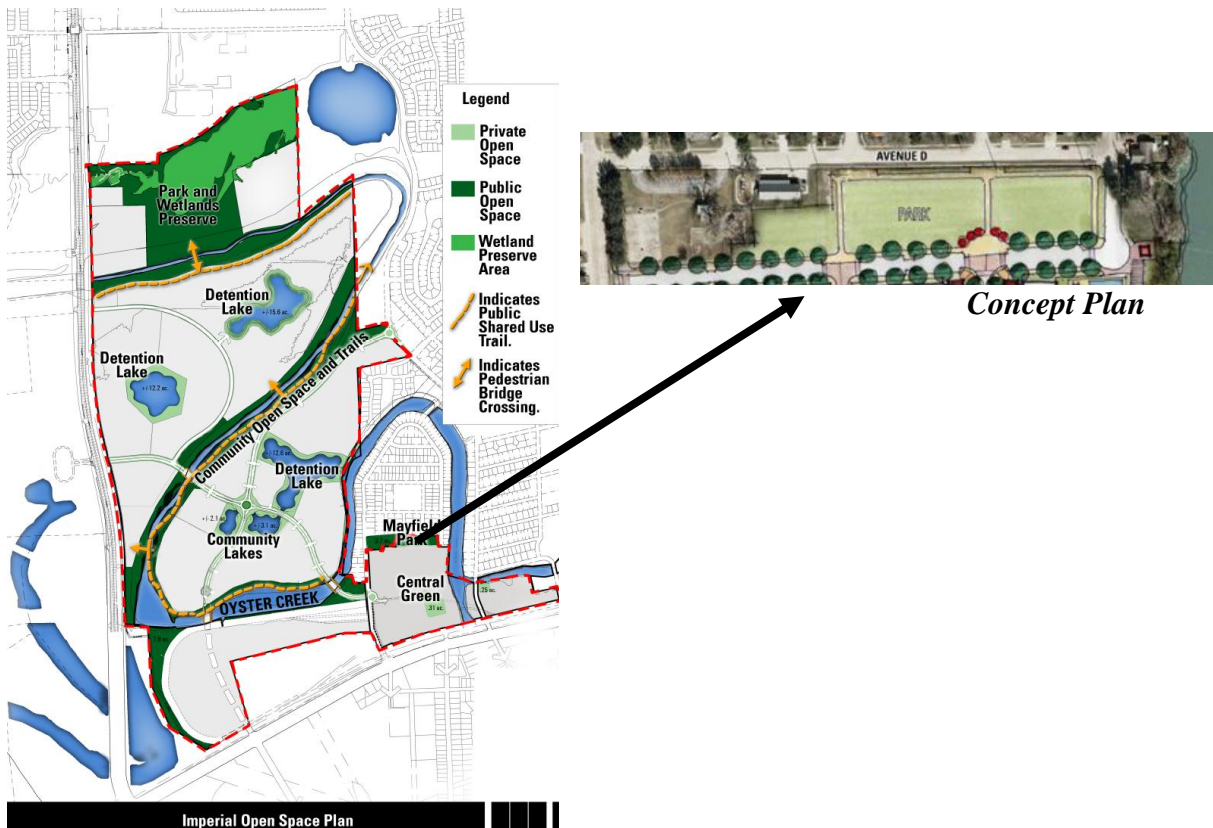
Green Space, Parks, and Open Space:

The applicant has provided an estimated calculation that within the acreage of the Imperial / Tract 3 boundaries, approximately 45 percent of the gross acreage will consist of actual green space / wetlands. This includes areas to be dedicated for parks, but also includes greenbelts, open space, and other landscape buffers. The areas along Oyster Creek are shown as open space which allows for the development of trails in line with the Hike and Bike Trails Master Plan.

The 2007 Imperial Redevelopment Agreement provided the framework for parkland to be addressed within the development. In particular, property on the north side of the upper bend of Oyster Creek is proposed for future parkland. Standard single family and multi-family parkland calculations per Chapter Five, Article IV of the Development Code would require not less than approximately eight acres based on an anticipated residential lot / unit count of 150 single family lots and 625 multi-family units. However, under the 2007 Agreement, the developer is required to dedicate all of the area shown as Parks/Nature Preserve/ Open Space including approximately 39 acres of wetlands (northern tract), and an area for the expansion of the existing City property of Mayfield Park. Therefore, even though the amount of residential lots has decreased, the area to be dedicated for parkland has not decreased.

Initial discussions with the Parks and Recreation Department confirm that the parkland dedication has not decreased, and the significant green-space is seen as a positive feature for the development. The expansion of Mayfield Park acreage is also very important as a City goal and the plan provides for an additional 2.6 acres to be added to the existing 1.7 acre City of Sugar Land Mayfield Park facility. Per Article II, Section 5-9 B of the Subdivision Regulations, the Parks and Recreation Director is required to provide a recommendation for parkland on General Land Plans. The General Plan and Open Space plan have been reviewed by the Parks and Recreation Department and are in general

compliance with master plans. The City has an interest in future ownership of the northern parkland area due to its connection to the future Gannoway Lake Park and the additional parkland dedication site adjacent to the existing City Mayfield Park facilities. The 2007 Redevelopment Agreement provides for a basic framework on parkland. The agreement addresses remediation of the former sugar refinery site, and it is anticipated that the elements of timing and site condition will be addressed separately from the General Plan and rezoning process. Illustrations indicating green-space for Imperial (Johnson Development) highlighting Parks, Greenbelts, and concept for the expansion of City of Sugar Land Mayfield Park are included below:



Infrastructure Planning & Analysis:

The Engineering Department, in conjunction with other reviewing departments, has conducted an analysis of the Johnson Development proposals as to infrastructure, including streets, traffic, drainage, and utilities. The following information is provided by main topic:

Major Streets- The major streets for the project have been designed and constructed in accordance with cross-sections approved as part of the amendment to the Imperial Redevelopment Agreement in 2010. The street network consists of two bridges over Oyster Creek and includes connection points to Ulrich, Burney and SH 6. In addition, a future street stub has been provided for the extension of University Blvd. over Oyster Creek and the railroad to the south. Currently the City has made application for the at-grade crossing for University at US 90A to Union Pacific Railroad and it is currently under review.

Traffic & Circulation (Traffic Impact Analysis) – The developer has completed the Traffic Impact Analysis (TIA) which has been reviewed by multiple City departments. The TIA demonstrates the developer can mitigate the impacts to meet City requirements. City staff concurs with the methodology, assumptions and mitigation measures provided in the document. From time to time technical updates will be made to the document as conditions warrant and as future phases move forward through the development process and changes are realized.

A request was made to review the Level of Service (LOS) projected at the intersection of Brooks Street and Hwy. 90A; specifically to study and determine what mitigation measures would be required in order to provide a LOS C rather than LOS D as originally projected in the TIA. A LOS of D meets the City's minimum standards. The applicant's Engineer has studied this intersection further and has provided the following improvements that would be needed:

1. Widen the Brooks Street northbound approach to provide a left-turn bay; the configuration would then be one left-turn lane, one through lane, one shared through/right-turn lane, and a right-turn bay (Currently the leftmost lane terminates as a left-turn only lane, there's a shared through/right-turn lane, and a right-turn bay).
2. Additional widening on Brooks Street southbound approach to provide two through lanes and exclusive left-turn and right-turn lanes
3. Provide a dual left-turn lane on the eastbound US 90A approach into the Refinery area (Historic District).

Due to the limited right-of-way on Brooks Street, it is likely that some private property would need to be acquired to implement the improvements. A survey would be needed to determine how much and where additional land would need to be acquired. If the Commission feels these improvements are appropriate, a condition can be added to the recommendation.

Drainage- A master drainage plan for Tract 3 has been reviewed and approved. It is comprised of multiple ponds that will discharge into Oyster Creek without causing any adverse impact. The vehicular and pedestrian bridges have been modeled in the Tract 3 master drainage plan.

Utilities- The initial phase of the water and waste water system has been completed. They consist of large diameter water mains along the major streets and have connection points at Ulrich, Burney and SH6. The waste water mains have been constructed along the major streets and connect to a recently constructed lift station which discharges to the West interceptor.

GENERAL PLAN



CHEROKEE



General Comparison Chart for Major Land Uses by Acreage

Land Use	Proposed General Plan	2007 General Plan
Residential Single Family (Detached & Townhome) *single-family patio and townhome also allowed in mixed use as well *Approximately 114.3 of former single family is now Business Park 1	29.5	237.3 acres
Business Park 1	114.3	Not part of plan
Ballpark & Parking	27.4	Not part of plan
SH 6 Commercial w/ res. option *no residential option in 2011 proposal	57.2	52.8
Mixed use & Historic Districts *includes ballpark district in 2011 proposal	57.7 acres Ballpark M.U. 45.8 acres Historic 1 & 2	45.9 acres Historic 1 & 2
Future Development (adjacent to Nalco) *Business Park 2 in 2011 proposal	Plus / minus 44.5	70.4
Commercial / Retail @ SH6 and Voss	same	26.7
Utilities *increase due to surface water treatment site	26.6	6.0
Circulation (streets)	24.0	28.7
Open Space	263.2	253.6

*Note- Area of Future Development on 2007 plan acreage change as Business Park 2 is due to additional green space buffering and rail considerations

**POINTS FOR CONSIDERATION OF THE
IMPERIAL GENERAL PLAN - AMENDMENT NO. 1:**

- With the approval of the 2007 General Plan, multi-family was established as an appropriate land use in the Historic District (referred to as the MU areas on the 2007 General Plan).
- Approval of the General Plan Amendment No. 1 does not set a specific maximum or minimum multi-family unit number, but does decide the general location where multi-family would be an allowed land use subject to additional Planned Development (PD) requirements. As proposed, multi-family would be a permitted land use in the Ball Park District and in the Historic District 1. The proposed PD zoning further defines the specific locations within these Districts where multi-family is proposed to be developed.
- The developer has added text to the General Plan to specify that multi-family is not allowed in Historic District 2. As a side note, multi-family has also been removed as a permitted land use in the land use matrix as part of the proposed PD zoning regulations for Historic District 2.
- The inclusion of the Business Park helps to further the economic development goals of the City.
- Buffer areas approved as part of the 2007 General Plan have been preserved and enhanced with the addition of a 25' buffer north of the Estates of Oyster Creek subdivision.
- Overall major street connections and right-of-way, with the exception of Business Park 1, were approved by City Council as part of the Imperial Redevelopment Agreement Amendment in 2010.
- The approval of the General Plan Amendment No. 1 as proposed will approve the concept of the round-about at the intersection of Burney Road and the E-W connector as currently shown.
- The General Plan amendment as proposed provides for future access off of Highway 6 and preserves the pedestrian bridge connection to the future parkland and wetlands area north of Oyster Creek.
- Additional mitigation measures have been provided in order to bring the LOS at the intersection of Brooks Street and Hwy 90A to 'C' from an original projected LOS 'D'. While a LOS D meets the minimum standards per the City's Design Standards, the Commission may determine and recommend the additional mitigation measures be required as part of the Commission's recommendation.

Application:



Plg.

OFFICE USE ONLY
Accounting Code: PF

007 25 2010

**CITY OF SUGAR LAND
Planning Department
GENERAL LAND PLAN Submittal Application**

Please provide the following information & return your submittal to the Planning Department, 2700 Town Center Blvd. N., Attention: Development Review Coordinator (Deadline for Submittals is Monday / 3:00 p.m.)

Project Name Imperial/ Tract 3 **Development** _____

Submittal Type
☐ General Plan (new)
☒ General Plan Major amendment
☐ General Plan Minor amendment

Basic Project Description (attach correspondence)

Type of Uses
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Zero Lot Line/Patio Homes
☒ Planned Development
☐ Commercial / Industrial
☐ Business Office

Owner Cherokee Sugar Land, LP **Contact** Shay Shafie

Address 198 Kempner Street, Sugar Land, TX 77478

Phone 281-494-0248

Fax _____

Email ShayS@Johnsondev.com

Engineer or Planner

Company TBG Partners **Contact** Stan Winter

Address 3050 Post Oak, Suite 1100, Houston, TX 77056

Phone 713-439-0027

Fax 713-439-0067

Email Stan.Winter@TBG-INC.com

Land Location

☒ City ☐ Extraterritorial Jurisdiction

Survey/Abstract No. S.M. Williams League, A-97; Alexander Hodge League, A-32

Geographic Location (List major streets, bayous, creeks and adjacent subdivisions) East of State Highway 6

South of Voss Road and Kempner High School, west of Main Street and North of US Highway 90A

Jurisdictions **Utility District** N/A **School District** Fort Bend ISD

Levee Improvement District N/A **County Precinct** Precinct 4

Plan Data **Zoning District (in-city only)** PD

Total Acreage 716.0

Variance Request ☒ None ☐ Yes (Attached Form) ☐ Previously Approved